

PROJECT NARRATIVE

Verizon Wireless: PHO Bohr – Northeast Pump Station

City of Scottsdale Case #: 921-PA-05

Location of Site:

Northeast Pump Station

13053 N. 87th Street

Scottsdale, Arizona 85260

Applicant:

Verizon Wireless
ATTN: Jason Gigliotti
126 W. Gemini Drive
Tempe, AZ 85283
Phone: (480) 777-7336
Fax (480) 777-4390

Consultant:

Gordon M. Rasmussen
Martin Property Advisors, Inc.
7530 E. Turquoise Avenue
Scottsdale, AZ 85258
Phone: (480) 368-1899
Fax: (480) 368-9097
Email: grasmussen13@cox.net

Architect:

Allison Bell
KDC Architects - Engineers
3224 S. Fair Lane
Tempe, AZ 85282
Phone: (602) 438-7429
Fax: (602) 438-7403

Verizon Wireless: PHO Bohr – Northeast Pump Station Request for Approval for Wireless Communications Facility

Purpose of Request:

Verizon Wireless is seeking approval for the construction of a new wireless communications facility proposed to be located at the City of Scottsdale Northeast Pump Station at 13053 N. 87th Street. The proposed installation has been reviewed with members of the City of Scottsdale Water Department, and on a preliminary and conceptual basis the project has been given approval to proceed to initiate the entitlement process. The final design of the facility has not received approval from the Water Department.

Description of the Relocated Wireless Communications Facility:

The completed wireless communications facility will consist of a prefabricated equipment shelter measuring approximately 12 feet x 26 feet x 11 feet (height). The equipment will be located entirely within the walls of the Northeast Pump Station.

Verizon Wireless' panel antennas are proposed to be concealed behind additional "RF transparent" parapet walls to be constructed at the Northeast Pump Station. The new parapet walls will be designed to match the texture, colorization and architecture of the Northeast Pump Station. The panel antennas will not be visible from the exterior of the pump station.

A detailed site plan describing the proposed wireless communications facility is included with this narrative.

Justification for Approval:

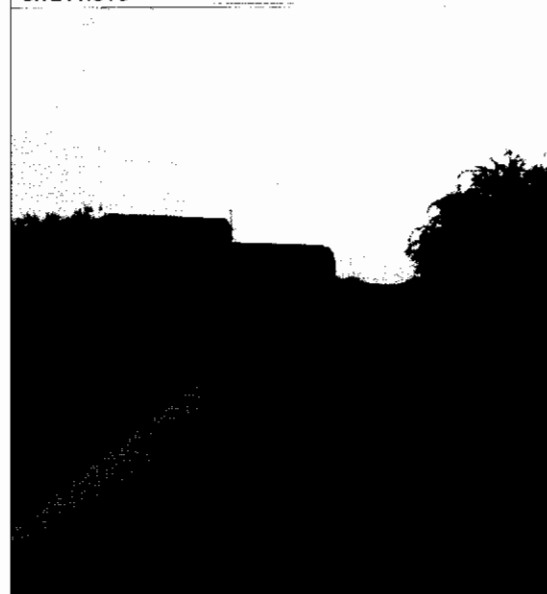
The proposed wireless facility will meet the City of Scottsdale's facility design guidelines in the following manner:

- a. The proposed wireless facility will be aesthetically pleasing, and will be designed to integrate into the architecture, texture and colorization of the existing structure at the Northeast Pump Station. There will be no increase in the overall height of the tallest portion of the existing structure.
- b. The proposed facility will have no adverse impact on adjacent properties. The facility is unmanned, and except for routine maintenance (average of once monthly), and emergencies, will produce no significant pedestrian or vehicular traffic. The proposed wireless communications facility will not contribute in a measurable way to the deterioration of the area or contribute to the lowering of property values.
- c. The use will be in compliance with all provisions of the City of Scottsdale's Zoning Ordinance and Amended Wireless Ordinance, and the laws of Maricopa County, the State of Arizona, and the United States of America.

verizonwireless

SITE NAME:
PHO BOHR

SITE PHOTO



INDEX OF DRAWINGS

- T-1: TITLE SHEET
- C-1: TOPOGRAPHIC SITE PLAN
- Z-1: SITE PLAN
- Z-2: ENLARGED SITE PLAN
- Z-3: SITE ELEVATIONS

LEGAL DESCRIPTION

REFER TO SURVEY.

DRAWING SYMBOLS

- ELEVATION NUMBER
SHEET NUMBER FOR ELEVATION
- DETAIL NUMBER
SHEET NUMBER FOR DETAIL
- SECTION NUMBER
SHEET NUMBER FOR SECTION
- KEYED NOTES
- DRAINAGE PATH
- PROPERTY LINE
- CHAINLINK FENCING
- WOOD FENCING
- ELECTRICAL SERVICE
- TELCO SERVICE
- REVISION

PROJECT TEAM

CLIENT
VERIZON WIRELESS
CONSTRUCTION DEPARTMENT
126 W. GEMINI DR.
TEMPE, AZ 85285
CONTACT: ERIC GURRY
PHONE: (602) 463-7863

OWNER
CITY OF SCOTTSDALE
3838 N. DRINKWATER BLVD.
SCOTTSDALE, AZ 85251
CONTACT: DAVE PETTY
PHONE: (480) 312-5861

ARCHITECT / ENGINEER
KDC ARCHITECTS - ENGINEERS, P.C.
3224 N. FAIR LANE
TEMPE, AZ 85282
CONTACT: WARREN BLOSS
PHONE: (602) 438-7428

AGENT
MAKTER PROPERTY ADVISORS
CONTACT: GORDON RAMASSEN
PHONE: (480) 388-1889

SURVEYOR
W.G.S.
6052 E. BASELINE RD.
MESA, AZ 85209
CONTACT: JEFF COOK
PHONE: (480) 974-0860

POWER COMPANY
ARIZONA PUBLIC SERVICE
PHONE: (602) 371-7171

TELEPHONE
DISHNET
PHONE: (800) 623-8000

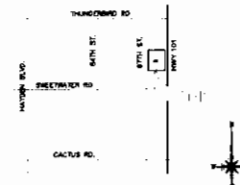
PROJECT SUMMARY

CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, TOOLS, TRANSPORTATION, SUPERVISION, ETC. TO FULLY EXECUTE WORK ON PROPOSED SHELTER. WORK REQUIREMENTS ARE DETAILED ON THE DRAWINGS AND SPECIFICATIONS AND SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING ITEMS:

SITE WORK

PLACEMENT OF VERIZON WIRELESS SHELTER ON ALLOCATED SITE LOCATION.
PERMANENT ELECTRICAL AND TELEPHONE SERVICES ACCESS.
ERECT ANTENNAS ON MAST AND ALL ASSOCIATED PARTS.
NO PARKING IS AFFECTED BY THIS INSTALLATION.

VICINITY MAP



BUILDING DATA

LEASEE: VERIZON WIRELESS
CONTACT: MICHELLE BRACA (602) 777-4336
SITE LOCATION: 13053 N. 87TH ST.
SCOTTSDALE, AZ 85260
JURISDICTION: CITY OF SCOTTSDALE
BUILDING CODE: 2003 IBC w/ SCOTTSDALE AMENDMENTS
2003 IBC
1909 IBC
1994 UPC
2003 IRC

LEASE AREA: 700 S.F.
PROPOSED BUILDING AREA: 212 S.F.
OCCUPANCY: B (PROPOSED EQUIP. SHELTER)
CONSTRUCTION TYPE: VI
ZONING: R1-35

DRIVING DIRECTIONS

DRIVING DIRECTIONS
TRAVEL NORTH ON LOOP 101 TO CACTUS ROAD. PROCEED WEST TO 87TH ST. AND TURN NORTH TRAVEL APPROX. 1/2 MILE TO SWEETWATER AND PROCEED EAST TO 87TH ST. AND PROCEED NORTH TO SEWER PUMP STATION.

verizonwireless

1-800-942-7070
www.verizonwireless.com



KDC Architects - Engineers, P.C.
3224 N. FAIR LANE
TEMPE, AZ 85282
(602) 438-7428 FAX (602) 438-7429
WWW.KDCARCHITECTS.COM

PROJECT NUMBER

107432

PROPOSED BY AND CHECKED BY

DATE: 08/18/2006

DATE: 08/18/2006

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84-DR-2006
REV: 08/18/2006

**PRELIMINARY
NOT FOR
SUBMITTAL**

SITE NAME:
PHO BOHR
SITE ADDRESS:

13053 N. 87TH ST.
SCOTTSDALE, AZ 85260

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1



1-A ACCURACY CERTIFICATION
THE HORIZONTAL ACCURACY OF THE LATITUDE AND LONGITUDE AT THE CENTER OF EACH SECTION FALLS WITHIN FIFTEEN (15) FEET. THE ELEVATIONS (HANGERS) OF THE BRIDGE AND FIXTURES FALL WITHIN THREE (3) FEET.

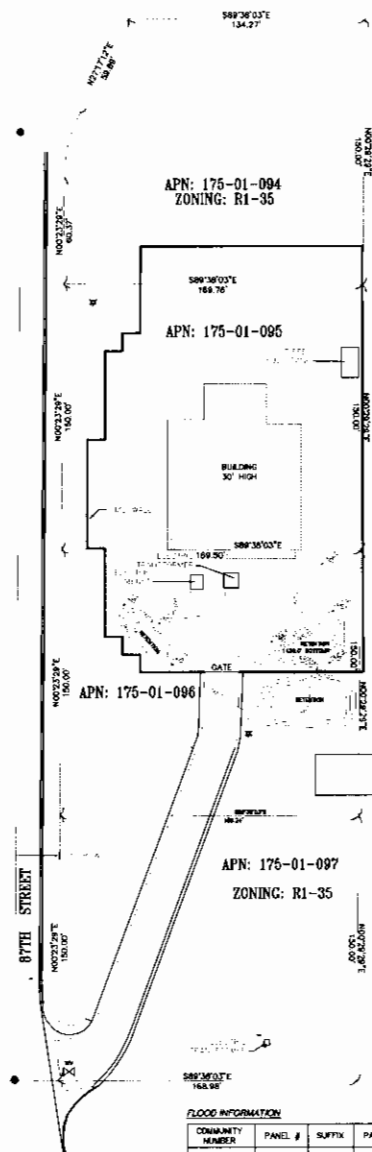
CENTER OF BUILDING (NAD83)
LATITUDE 33° 34' 16.8" NORTH
LONGITUDE 111° 53' 32.0" WEST
ELEVATION 1421.5' (NAVD83)

CENTER OF LEASE AREA (NAD83)
LATITUDE 33° 38' 10.8" NORTH
LONGITUDE 111° 53' 29.4" WEST
ELEVATION 1419.8' (NAVD83)

ZONING: R1-35

PRELIMINARY
Not For Construction
or Recording

SWEETWATER AVE.



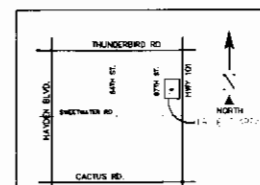
FLOOD INFORMATION

COMMUNITY NUMBER	PANEL #	SUFFIX	PANEL DATE	FIRM ZONE
040012	1503	F	08/30/2005	X

LESSOR'S LEGAL

LEASE AREA LEGAL

LEGAL DESCRIPTIONS



DIRECTIONS TO SITE

FROM THE CORNER OF CACTUS RD. PROCEED WEST TO BATH STREET, PROCEED NORTH APPROX. 1/2 MILE TO SWEETWATER, PROCEED TO BATH STREET, AND PROCEED NORTH TO REACH PUMP STATION.

VICINITY MAP - N.T.S.

BENCHMARK
FOUND ALUMINUM CAP FLUSH AT THE INTERSECTION OF CACTUS ROAD AND BATH STREET. ELEVATION: 1366.48' (NAVD83 DATUM)

BASIS OF BEARINGS
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM STATE PLANE COORDINATE ZONE 1, DETERMINED BY GPS OBSERVATIONS.

SURVEY DATE
10/04/05

SURVEYOR'S NOTES

A TITLE REPORT WAS NOT PROVIDED AT THE TIME THIS SURVEY WAS PERFORMED. ANY EASEMENTS OR OTHER ITEMS CONTAINED WITHIN THE TITLE REPORT WHICH MAY AFFECT THE LEASE AREA HAVE NOT BEEN PLOTTED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

UTILITY NOTES
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

PROJECT INFORMATION



10/11/05

PHO BOHR

13053 N. 87TH ST.
SCOTTSDALE, AZ 85260
MARICOPA COUNTY

10/10/05	PRELIMINARY	JC

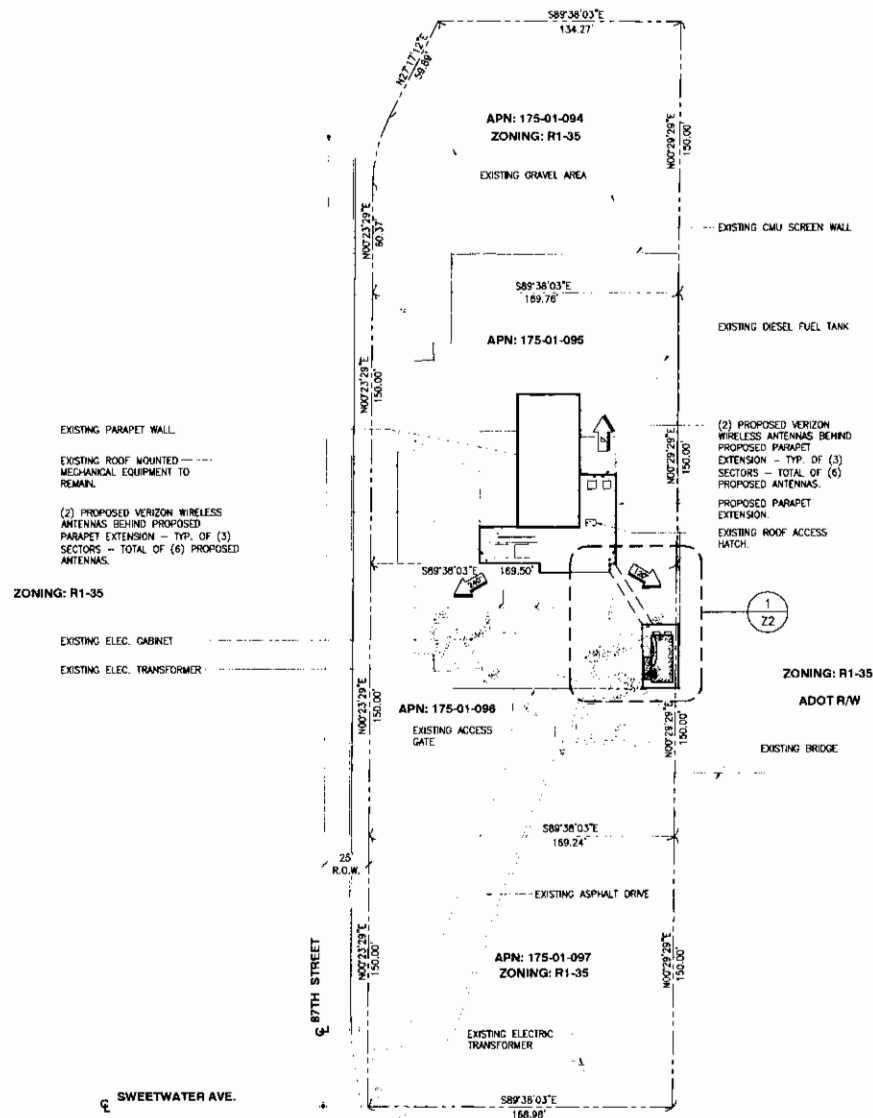
6052 E. BASELINE, SUITE 118
MESA, ARIZONA 85206
OFFICE - (480) 824-0860
FAX - (480) 841-2565

JC	DH	JRC
----	----	-----

TOPOGRAPHICAL
SITE SURVEY

C-1 0
WGS2329

84-DR-2006
REV: 08/18/2006



84-DR-2006
REV: 08/18/2006



Verizon Wireless
13053 N. 87TH ST.
SCOTTSDALE, AZ 85260



KDC
13053 N. 87TH ST.
SCOTTSDALE, AZ 85260
TEL: 480.340.1111
FAX: 480.340.1112

PROJECT NUMBER

DRAWN BY: CHICKORY

DATE: 08/18/2006

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**PRELIMINARY
NOT FOR
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SITE NAME:
PHO BOHR
SITE ADDRESS:

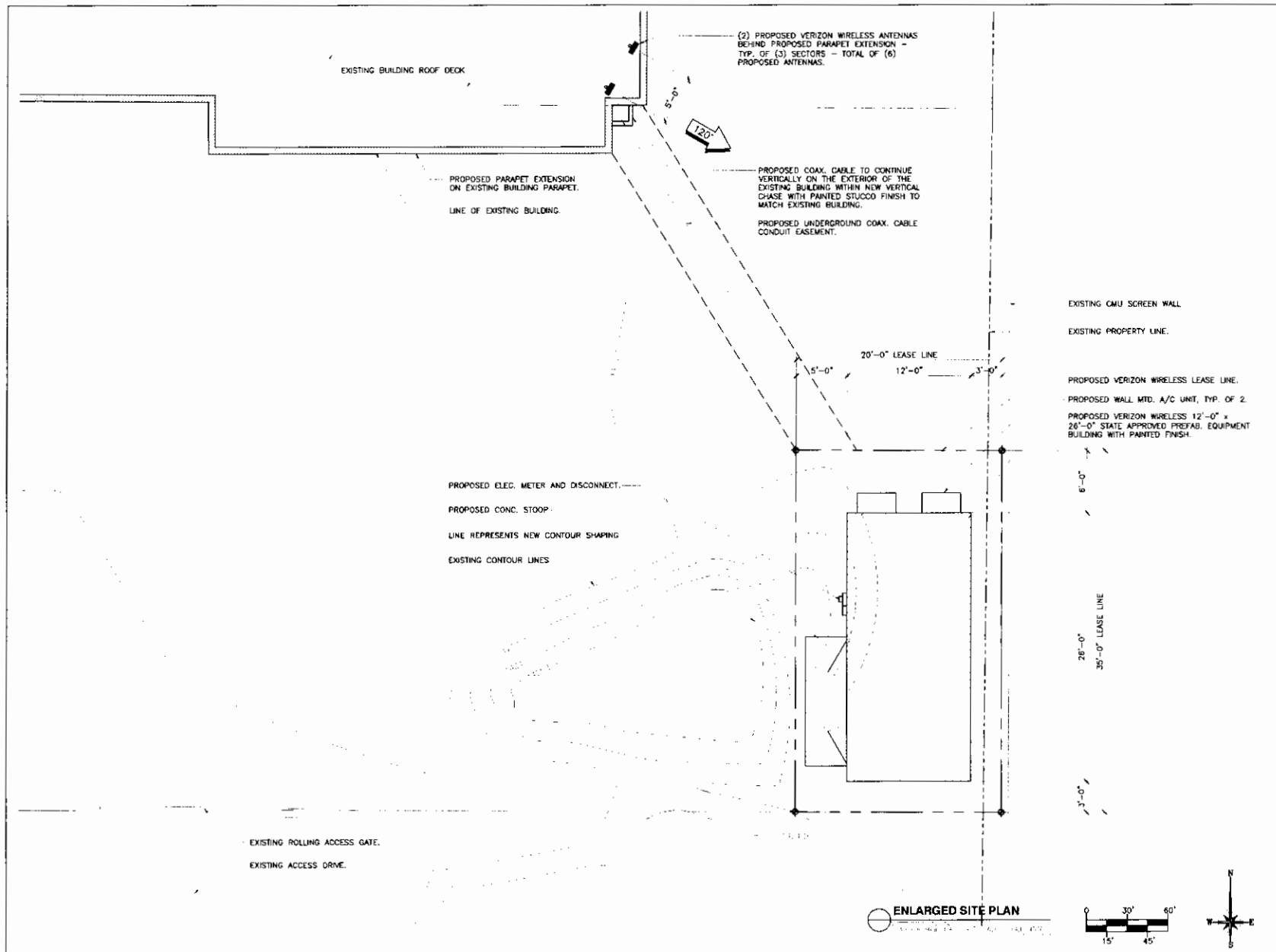
13053 N. 87TH ST.
SCOTTSDALE, AZ 85260

SHEET TITLE

SITE PLAN

SHEET NUMBER

Z-1



PHO BOHR SITE PLAN
DATE: 08/18/2006
DRAWN BY: [REDACTED]



KDC Engineering, Inc. 1000 N. 10th St. Suite 100
Phoenix, AZ 85004
Tel: 602.944.1111
Fax: 602.944.1112
www.kdceng.com

PROJECT NUMBER: 08-001

DRAWN BY: [REDACTED]

CHECKED BY: [REDACTED]

DATE: 08/18/2006

ISSUED BY: [REDACTED]

DATE: 08/18/2006

ISSUED BY: [REDACTED]

DATE: 08/18/2006

ISSUED BY: [REDACTED]

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DATE: 08/18/2006

84-DR-2006
REV: 08/18/2006

**PRELIMINARY
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SITE INFORMATION

SITE NAME:

PHO BOHR

SITE ADDRESS:

13053 N. 87TH ST.

SCOTTSDALE, AZ 85260

SHEET TOTAL

ENLARGED SITE PLAN

SHEET NUMBER

Z-2

(2) PROPOSED VERIZON WIRELESS ANTENNAS
BEHIND PROPOSED PARAPET EXTENSION - TYP.
OF (3) SECTORS - TOTAL OF (6) PROPOSED
ANTENNAS.

PROPOSED PARAPET EXTENSION ON
EXISTING BUILDING PARAPET.

EXISTING BUILDING.

PROPOSED VERIZON
WIRELESS 12'-0" x 26'-0"
STATE APPROVED PREFAB.
EQUIPMENT BUILDING WITH
PAINTED FINISH.
PROPOSED WALL MTD.
A/C UNIT, TYP. OF 2.

PROPOSED ELEC. METER
AND DISCONNECT.
PROPOSED WALL MTD.
LIGHT FIXTURE.

PROPOSED GPS ANTENNA
EXISTING SCREEN WALL
BEYOND.

EXISTING SCREEN WALL
FINISH GRADE.

PROPOSED U.G. COAX. CONDUIT
TO EXISTING BUILDING.

WEST ELEVATION



(2) PROPOSED VERIZON WIRELESS ANTENNAS
BEHIND PROPOSED PARAPET EXTENSION - TYP.
OF (3) SECTORS - TOTAL OF (6) PROPOSED
ANTENNAS.

LINE OF EXISTING PARAPET BEYOND.

PROPOSED PARAPET EXTENSION ON
EXISTING BUILDING PARAPET.

PROPOSED COAX. CABLE TO CONTINUE
VERTICALLY ON THE EXTERIOR OF THE
EXISTING BUILDING WITHIN NEW VERTICAL
CHASE WITH PAINTED STUCCO FINISH TO
MATCH EXISTING BUILDING.

PROPOSED VERIZON WIRELESS
12'-0" x 26'-0" STATE
APPROVED PREFAB. EQUIPMENT
BUILDING WITH PAINTED FINISH.

PROPOSED GPS ANTENNA
EXISTING SCREEN WALL

EXISTING SITE
SCREEN WALL.

26'-0"
PROPOSED OVERALL HEIGHT
23'-0" PROPOSED
ANTENNA CENTERLINE
30'-0"
EXIST. PARAPET

FINISH
GRADE
BEYOND.

FINISH GRADE

PROPOSED U.G. COAX. CONDUIT
TO EXISTING BUILDING.

SOUTH ELEVATION



verizon
wireless

0.25" = 1'-0"
1" = 12'-0"



KDC
13053 N. 87TH ST.
SCOTTSDALE, AZ 85260
PHO BOHR

PROJECT NUMBER

DRAWN BY CHECKED BY

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84-DR-2006
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PRELIMINARY
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SITE INFORMATION

SITE NAME:
PHO BOHR
SITE ADDRESS:

13053 N. 87TH ST.
SCOTTSDALE, AZ 85260

SHEET TITLE

SITE ELEVATIONS

SHEET NUMBER

Z-3

Verizon Wireless (PHO Bohr) – Northeast Pump Station



Northerly View – Photo Sim Depicting New Parapet Screen Wall



Northerly View – Current Condition

84-DR-2006
REV: 08/18/2006

Verizon Wireless (PHO Bohr) – Northeast Pump Station

New Parapet Wall



Southerly View – Photo Sim Depicting New Parapet Screen Wall



Southerly View – Current Condition

84-DR-2006
REV: 08/18/2006